



# Bellevue Towne Center



Urban Design Overlay  
Nashville/Davidson County, Tennessee

*Martha Richardson, Owner*

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Prepared by

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LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING



# Regulating Plan

Total Proposed UDO Area: 7.2 acres  
 Proposed MUL Area: 7.2 acres  
 I Village Core Buildings  
 II Live/Work Buildings  
 III Town Houses  
 \*Focal Point - Civic Plaza  
 Total Development - 62,100 Square Feet



## Notes

- The streets and buildings, layout illustrated on this plan, are conceptual. Final construction plans are subject to minor deviations from this concept plan, however the general placement and orientation of buildings to the street, location of driveways, and pedestrian-oriented street wall shall be maintained.
- Right-of-way dedication for future widening of Old Harding Road and relocation of Bellevue Road shall be included on any final plat(s) involving the property.
- Cross access easements to be provided between parcels if subdivided in the future.
- R.O.W. for realignment of Bellevue Road. Land swap for old R.O.W. to transfer at same time. Street improvements including off-site sidewalks, on-street parking, and/or plaza improvements to be funded by developer and phased in based on development schedule. No improvements to Old Harding Road will be funded by developer.

Bellevue  
 Towne  
 Center





**SECTION A: BELLEVUE TOWNE CENTER URBAN DESIGN OVERLAY BULK STANDARDS.** The bulk standards for the Bellevue Towne Center Urban Design Overlay (UDO) area that vary from the underlying base zone district standards are presented in this section. General provisions are listed first, followed by Table A-1 in which bulk standards are presented by building type within the UDO

- 1) **GENERAL PROVISIONS.** The bulk standards that apply broadly within the UDO are as follows:  
a) **APPLICABILITY OF BASE ZONING DISTRICT STANDARDS:** Base district bulk standards that are not varied by provisions set forth in this section shall apply within the Bellevue Towne Center UDO.
- 2) **TABLE OF BULK STANDARDS AND PARKING REQUIREMENTS BY BUILDING TYPE.** The bulk standards that apply variably by building type within the UDO are presented in Table C-2.
- 3) **SUPPLEMENTAL STANDARDS.** The bulk standards that are not variations to the bulk standards of the Zoning Regulations to Title 17 of the Code of Metropolitan Government of Nashville and Davidson County Tennessee are listed in Table A-2.

TABLE A-1  
BULK STANDARDS BY BUILDING TYPE:  
BELLEVUE TOWNE CENTER

BULK STANDARD/ PARKING STANDARDS	VILLAGE CORE BUILDING TYPE	LIVE/WORK BUILDING BUILDING TYPE II	TOWNHOUSES BUILDING TYPE III
Front Yard Set Back from Front Property Line	Where buildings directly front the public right-of- way, 80% of the front façade must be built to within 0 ft. to 10 ft. of the front property line; where buildings front common areas (e.g. sidewalks, parking, open space), 80% of the front façade must be built to the back of the proposed sidewalk	Where buildings directly front the public right-of- way, 80% of the front façade must be built to within 0 ft. to 10 ft. of the front property line; where buildings front common areas (e.g. sidewalks, parking, open space), 80% of the front façade must be built to the back of the proposed sidewalk	Where buildings directly front the public right-of- way, 80% of the front façade must be built to between 5 ft. and 10 ft. from the front property line; where buildings front common areas (e.g. sidewalks, parking, open spaces) 80% of the front façade must be built to the back of the proposed sidewalk
Side Yard Setback	None Required		10 ft.
Rear Yard Setback	20 ft.		
Maximum Building Height	2 stories/35 ft.*	3 stories*	

\* APPLICABILITY OF BUILDING HEIGHT. Non-occupiable portions of a building, such as towers, may exceed the maximum allowable building height by a maximum of twenty percent (20%). Height shall be measured to the top of the parapet at the build-to-line for Building Type I. Where pitched roof is used, height for Building Type I shall be measured to the mean height of the roof and the maximum roof pitch shall be 9/12.

Drive-thru windows permitted only with planning commission approval.

TABLE A-2  
SUPPLEMENTAL BULK STANDARDS BY BUILDING TYPE:  
BELLEVUE TOWNE CENTER

SUPPLEMENTAL REQUIREMENTS	VILLAGE CORE BUILDING TYPE I	LIVE/WORK BUILDING BUILDING TYPE II	TOWNHOUSES
Required Length of Street Wall	80% of front façade (architectural projections and recesses up to 2 ft. deep are permitted)		None Required
Minimum First Floor Height	14 ft. measured from finished floor to ceiling (floor to roof for one story buildings)	14 ft. measured from finished floor to ceiling if the ground floor is commercial	None Required
Minimum Building Height	20 ft.	1 story	1 story
Minimum Raised Foundation	None Required		1.5 ft.
Minimum Porch Depth	Not Applicable		Exception: where porch width is approximately the same as the porch stairs, no minimum applies.
Entrance - Principle	Direct entrance from street façade or porch connected to street façade		





**SECTION B: BELLEVUE TOWNE CENTER CORE UDO FAÇADE STANDARDS**

1) GENERAL PROVISIONS. The façade standards that apply to the UDO are presented by building type in Table B-1

TABLE B-1  
FAÇADE STANDARDS BY BUILDING TYPE:

FAÇADE STANDARD	VILLAGE CORE BUILDING TYPE I	LIVE/WORK BUILDING TYPE II	TOWNHOUSES
Massing Standards	The width of any unbroken façade plane may not exceed the building height		
Window Systems	Window systems shall not exceed twenty-five (25) ft. in width without being interrupted by another building material	None Required	
Public Entrances	All doors which front public streets shall be fully glazed, with the exception of doors which are egress only.	Public entrance front public street	Public entrance front public street
Materials	Vinyl siding products are prohibited on the exterior of buildings. Exterior Insulation and Finishing Systems (E.I.F.S.) are prohibited	Vinyl siding products are prohibited on the exterior of buildings. Exterior Insulation and Finishing Systems (E.I.F.S.) are prohibited	Vinyl siding products are prohibited
Glazing of Facades at Street Level	Minimum 40% of first floor facades facing public street* Maximum 3 ft. sill height Minimum 10 ft. window head height.	None Required	Windows shall be vertically proportioned (all) shutters if used, shall be sized to fit and match window size.

\* GLAZED AREA CALCULATION: The first floor glazed area calculation shall be based on the facade area measured to a height of fourteen (14 feet above grade).

**SECTION C: BELLEVUE TOWNE CENTER UDO PARKING AND ACCESS STANDARDS.** Parking standards for the Bellevue Towne Center UDO that vary from the underlying base zone district standards are presented in this section. General provisions are listed first, followed by Table C-1 in which parking standards are presented by building type within the UDO.

1) GENERAL PROVISIONS. The parking standards that apply broadly within the UDO are as follows.  
a) VARIATION OF VISIBILITY PROVISION. Development within this UDO shall be exempt from the literal provisions of section 17.20.180, “visibility triangle”, however adequate sight distances shall be maintained relative to speed limits on the abutting streets and site specific development conditions.

2) TABLE OF PARKING STANDARDS. The parking standards that apply variably by building type within the UDO are presented in Table C-1.

TABLE C-1  
PARKING STANDARDS VILLAGE CORE BUILDING TYPE I

PARKING STANDARD	VILLAGE CORE BUILDING TYPE I
Restriction on Parking in Front Set-back Area	None Required
Parking Lot Screening on Public Streets	Shade trees are required at a minimum spacing of one per 50 ft. of street frontage. Lots shall be screened along all public streets by a minimum 2-1/2 ft. high year-round, visually impervious screen.*
Bicycle Parking	One bicycle parking space for every 50 automobile parking spaces; no fewer than 3 and no more than 50 bicycle/moped parking spaces; spaces located within a maximum distance of 100 ft. of the building entrance, or shall be located at least as close as the closest automobile spaces.

\* SPECIES AND MINIMUM PLANTING STRIP. Trees required for screening purposes shall be located in planting strips that are a minimum of six (6) ft. in width. Species must be from the approved Urban Forestry Plant List or approved by Planning Department staff in accordance with Urban Forester recommendations.



3) **TABLE OF PARKING REQUIREMENTS.** The parking requirements that apply in the UDO are listed in Table C-2 by building type.

TABLE C-2  
PARKING REQUIREMENTS  
BY BUILDING TYPE

PARKING REQUIREMENTS BY BUILDING TYPE	VILLAGE CORE BUILDING TYPE I	LIVE/WORK BUILDING TYPE II	TOWNHOUSES
Parking Spaces Required	Underlying base zone district standards apply. General provisions for shared parking provisions as set forth in Section 17.20.100 of the zoning code shall be applied.		Two parking spaces per unit plus one parking space per secondary dwelling shall be provided. Tandem parking behind a garage space shall be permitted toward meeting these requirements. Parking and garage access shall be from a rear alley or lane.
Parking lot lighting standards shall be max. 22' ht. photo metric plan required with site plan submittal reflecting no more than one foot candle of illumination at the property line.			

**SECTION D: BELLEVUE TOWNE CENTER UDO SIGN STANDARDS.** Sign standards for the Bellevue Towne Center UDO that vary from the underlying base zone district standards are presented in this section.

- 1) **GENERAL PROVISIONS** The sign standards that apply broadly within the UDO are as follows:
- a) **SIGNS NOT PERMITTED:** In addition to signs prohibited in the base zoning district, on-premise temporary signs, pole signs and billboards in commercially zoned areas shall not be permitted and no permitted signs shall extend above an eave line or parapet.
  - b) **LIMITATION ON LIGHTING:** Lighted signs shall be either spotlighted, externally lit, or back-lit with a diffused light source.
  - c) **PLACEMENT OF SIGNS:** Signs, other than those on windows, shall be placed so as not to obscure key architectural features, or door or window openings.
  - d) **SIGNS NOT PERMITTED:** Only signs listed in Table D-1 (Sign Standards: Bellevue Towne Center UDO) are permitted.

2) **TABLE OF SIGN STANDARDS** The sign standards for individual permanent on-premise signs permitted within the UDO are presented in Table D-1.

TABLE D-1  
SIGN STANDARDS:  
BELLEVUE TOWNE CENTER P.U.D.

PERMANENT ON-PREMISE SIGN STANDARD	SET-BACK	HEIGHT	DISPLAY SURFACE AREA OF INDIVIDUAL SIGNS
Applied Letter Signs: Individual letters applied directly to a façade.	Not Applicable		Maximum 5% of the façade area or 40 sq. ft. whichever is smaller.
Awning Signs: Sign with letters/logo painted, silk screened or stitched directly onto a building awning.	Not Applicable		Maximum signed-area of 5% of the primary building façade, not to exceed 85% of the awning area.
Façade Mounted Signs: Signs mounted directly on a building façade.	Not Applicable	Shall not extend above roof eaves or parapet	Maximum 5% of the façade area or 40 sq. ft. whichever is smaller.
Façade Painted Signs: Signs painted directly on a building façade.	Not Applicable		Maximum 20% of the façade area or 60 sq. ft., whichever is smaller.
Window Sign: Sign which is attached to, painted on, or readily visible through a window.	Not Applicable		Maximum 25% of individual window pane area.
Projecting Signs: Sign extending perpendicular from a façade.*	Not Applicable	Minimum 7 ft. above grade. Shall not extend above roof eaves or parapet. Signs shall not exceed 3 ft. in width.	Maximum 20 sq. ft.
Object Signs: Two or three dimensional signs replicating an object associated with a business.*	Not Applicable	Minimum 7 ft. above grade shall not extend above roof eaves or parapet.	Maximum 27 cubic ft.
Ground Mounted Sign	2	6	Maximum 60 sq. ft. for site.

\* Any sign or portion of a sign which encroaches on the public right-of-way must meet Metro Nashville Government standards and be approved under mandatory referral procedures.

**SECTION E: BELLEVUE TOWNE CENTER UDO LANDSCAPING, BUFFERING AND TREE REPLACEMENTS.** Landscaping for the Bellevue Towne Center UDO will not vary from the underlying base zone. District standards are presented in zoning regulations of Metropolitan Government of Nashville. Landscape buffer to be predominantly of evergreen trees and installed in phases consistent with development phases. Buffer along residential property to the North of site will be installed along entire property with the construction of building type I.